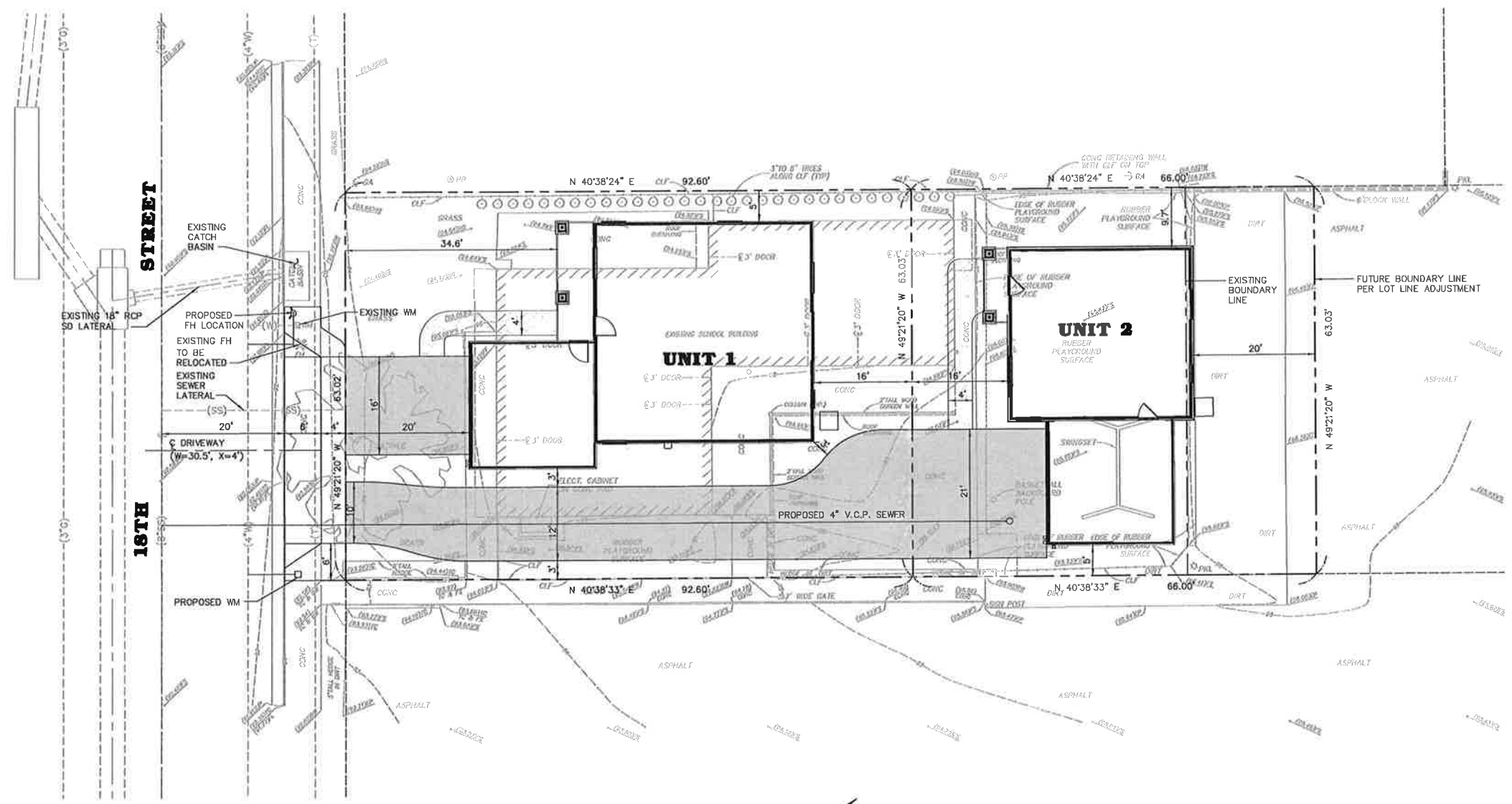


SITE PLAN

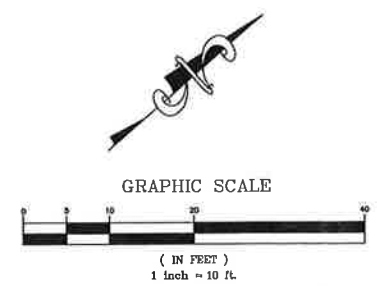
320 EAST 18TH STREET
IN THE CITY OF COSTA MESA
COUNTY OF ORANGE, STATE OF CALIFORNIA



LOCATION MAP
(NO SCALE)



- LEGEND**
- BW BACK OF WALK
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOWLINE
 - FS FINISHED SURFACE
 - GA GUY ANCHOR
 - NG NATIVE GROUND
 - PKL PARKING LOT LIGHT
 - PP POWER POLE
 - SCO SEWER CLEANOUT
 - SD STORM DRAIN
 - SL STREET LIGHT
 - TC TOP OF CURB
 - TW TOP OF WALL
 - WM WATER METER
 - W WIDTH

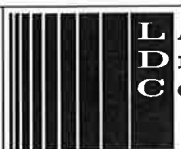


LEGAL DESCRIPTION:
THE SOUTHWESTERLY 137.62 FEET OF LOT 4, TRACT NO. 505 IN THE CITY OF COSTA MESA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 17, PAGE 39 OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.
• (LEGAL DESCRIPTION PRIOR TO LOT LINE ADJUSTMENT)

BENCH MARK: CM-48-89
ELEVATIONS FOR THIS SURVEY WERE BASED ON ORANGE COUNTY PUBLIC WORKS BENCHMARK NO. CM-48-89, BEING A 3-3/4" OCS ALUMINUM DISC STAMPED "CM-48-89", ON A CATCH BASIN IN THE NW CORNER OF SANTA ANA AVENUE & BROADWAY, LEVEL WITH SIDEWALK.
ELEV = 95.84 NAVD88 (2005)

REVISIONS				
NO.	DESCRIPTION	BY	DATE	APPROVED

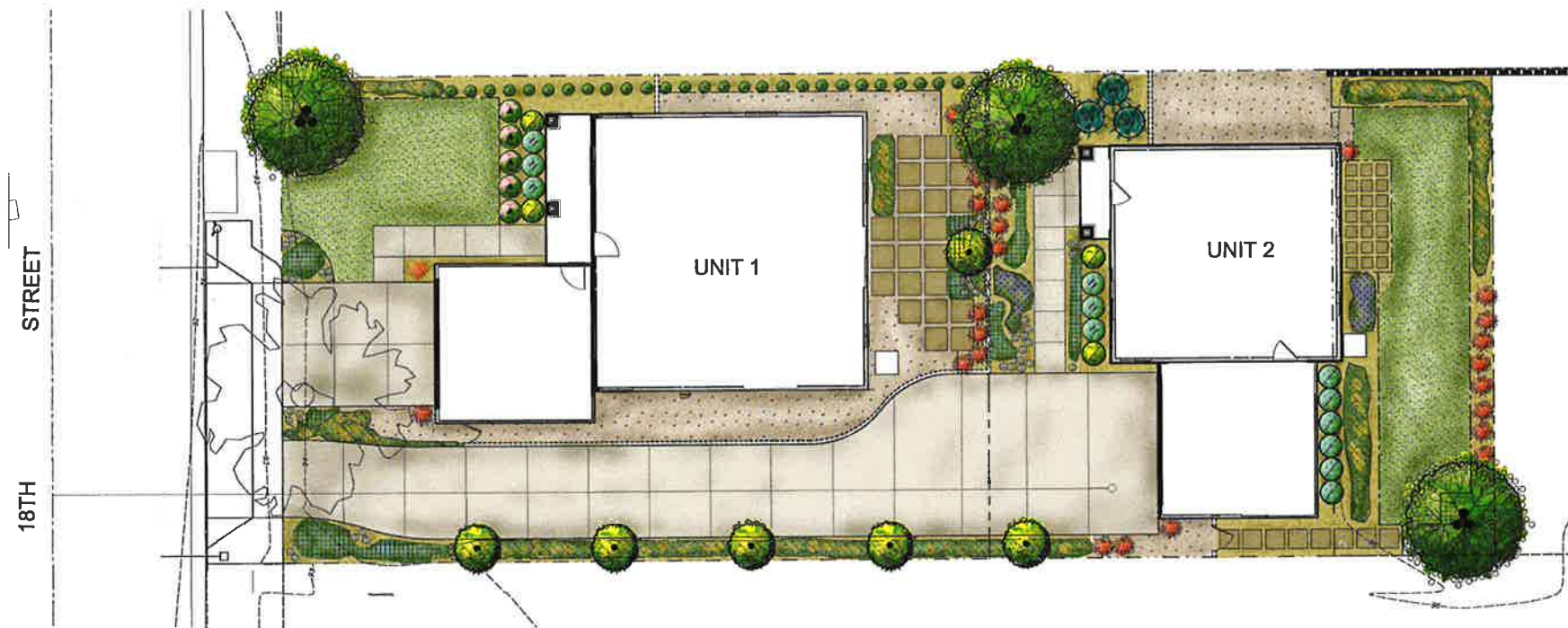
PREPARED FOR:
RSI DEVELOPMENT
620 NEWPORT CENTER DRIVE
12TH FLOOR
NEWPORT BEACH, CA 92680
(949) 720-1116



LDC AND DEVELOPMENT CONSULTANTS
LAND PLANNERS
SURVEYORS
CIVIL ENGINEERS
1820 BROOKHOLLOW DRIVE, SUITE 33
SANTA ANA, CALIFORNIA, 92705
(714) 657-7700 (714) 657-7707 FAX

PLANS PREPARED UNDER SUPERVISION OF:
HERSEL MOUSSA-ZAHAB, P.E. R.C.E. 44560 EXP. 3/31/14
DATE

CITY OF COSTA MESA			
SITE PLAN			
320 EAST 18TH STREET APN: 117-251-36			
DESIGNED BY:	APPROVED:	SHEET 1 OF 1 JOB NO. 508	
DATE:			
DRAWN BY: GC			
DATE: 06-05-13			
LATEST CHANGES BY: GC			
DATE: 07-19-13			
PLOTTED BY: GC			
DATE: 07-19-13			



ROOT BARRIER NOTE:

ALL TREES PLANTED WITHIN 5'-0" OF HARDSCAPE AREAS (I.E., WALLS, SIDEWALKS, BUILDINGS, STRUCTURES, ETC.) SHALL BE PLANTED WITH ROOT BARRIER. BARRIER SHALL EXTEND A MINIMUM OF 6'-0" ON EACH SIDE OF TRUNK. PROVIDE 18" DEEP ROOT BARRIER ADJACENT TO PAVING. PROVIDE 24" DEEP ROOT BARRIER ADJACENT TO CURB. ROOT BARRIERS SHALL BE PROVIDED PER DETAIL "1", SHEET "1".

TREE PLANTING NOTES:

1. ALL TREES SHALL BE STAKED / GUYED PER APPROVED LANDSCAPE STANDARD DETAILS. SEE SHEET "1".
2. CONTRACTOR SHALL LOCATE ALL STORM DRAIN AND UTILITY LINES IN FIELD PRIOR TO THE INSTALLATION OF TREES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICT WITH TREE LOCATIONS AND STORM DRAIN/UTILITY LINES. ADJUSTMENTS WILL BE MADE ACCORDINGLY.

GENERAL PLANTING NOTES:

1. INSTALL 2" DEEP MINIMUM FOREST FLOOR MULCH AS TOPDRESSING IN ALL PLANTER AREAS AT INITIAL PLANT INSTALLATION. YEARLY REPLISHMENT SHALL OCCUR AS NOTED IN THE MAINTENANCE SPECIFICATIONS. MULCH SHALL BE CONTINUOUSLY MAINTAINED AND REPLACED AS NECESSARY.
2. SOIL AMENDMENTS SHALL BE USED FOR INCREASED SOIL PENETRATION AND PLANT HEALTH. SOIL AMENDMENTS AND QUANTITIES SHALL BE BASED ON FINAL HORTICULTURAL SOILS ANALYSIS THROUGH A QUALIFIED AGRICULTURAL LABORATORY. SEE SOILS PREPARATION NOTES, SHEET "1", FOR GENERAL PURPOSE SPECIFICATION. A MINIMUM OF 2 CUBIC YARDS OF SOIL AMENDMENT SHALL BE USED PER 1000 SQUARE FEET OF PLANTER AREA. SUCH AMENDMENT SHALL BE TILLED TO A 6" DEPTH.
3. TREE SYMBOLS SHOWN ON PLAN SHALL BE CONSIDERED DIAGRAMMATIC. ALL APPLICABLE CITY SPECIFICATIONS AND STANDARDS SHALL BE ADHERED TO AND REVIEWED PRIOR TO PLANTING.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONTINUOUS PROTECTION OF ALL PLANT MATERIALS ON-SITE. THE PLACEMENT OF ALL TREES, SHRUBS, GROUNDCOVERS AND VINES SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANTING. ANY TREE OR SHRUB THAT IS PLANTED WITHOUT PRIOR REVIEW IS SUBJECT TO REMOVAL AND RELOCATION IF DEEMED NECESSARY. ALL PLANT MATERIAL SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY LANDSCAPE ARCHITECT.
5. ALL VINES AND ESPALIERS SHALL BE REMOVED FROM THEIR NURSERY STAKES AND ATTACHED TO ADJACENT WALLS AND FENCES WITH VINE TIES AND NURSERY TAPE, AS APPROVED BY LANDSCAPE ARCHITECT.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CORRECT PLANT HEIGHTS ABOVE GRADE.
7. ALL SPECIMEN TREES ARE TO BE PRUNED AFTER PLANTING BY LANDSCAPE CONTRACTOR.
8. LANDSCAPE ARCHITECT SHALL OVERSEE ALL PRUNING OPERATIONS.
9. ALL PLANTS SHALL MEET THE REQUIREMENTS OF THE CALIFORNIA NURSERY ASSOCIATION WITH REGARD TO SIZE AND CONDITION.

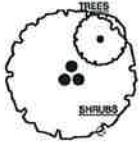










NOTES:

1. SEE SHEET "1" FOR PLANTING DETAILS & NOTES
2. SEE SPECIFICATIONS FOR PLANTING REQUIREMENTS
3. ALL IMPROVEMENTS TO BE MAINTAINED BY PROPERTY OWNER.

PLANT QUANTITIES:

CONTRACTOR SHALL NOTE THAT THE QUANTITIES ON PLANT LEGEND HAVE BEEN PROVIDED FOR REFERENCE ONLY. CONTRACTOR SHALL PROVIDE HIS OWN QUANTITIES FOR BID PREPARATION. ANY DISCREPANCIES IN PLANT QUANTITIES AND SIZES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

PLANT SCHEDULE

	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
	CITRUS X SINENSIS 'VALENCIA'	SWEET ORANGE	15 GAL	6	
	X CHITALPA TASHKENTENSIS	CHITALPA	24"BOX	3	
	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	
	AEONUM URBICUM	DINNER PLATE AEONUM	1 GAL	61	
	DIETES INDIODES 'WHITE TIGER'	VARIEGATED TIGER LILY	1 GAL	37	
	LIGUSTRUM JAPONICUM 'TEXANUM'	WAX LEAF PRIVET	6 GAL	10	
	RHAPHOLEPS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	6 GAL	6	
	ROSA FLORIBUNDA 'ICEBERG'	ICEBERG ROSE	6 GAL	6	
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	6 GAL	3	
	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	DIANELLA TASMANICA 'VARIEGATA'	FLAX LILY	1 GAL	30" o.c.	21
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	36" o.c.	68
	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>SPACING</u>	<u>QTY</u>
	FESTUCA OVINA GLAUCA	BLUE SHEEP FESCUE	4" POT	8" o.c.	218 SF
	GRAVEL 2" DEPTH		ROCK		788 SF
	TURF SOD	DROUGHT TOLERANT FESCUE BLEND	800		1,103 SF



Scale: 1/8"=1'-0"

Conceptual Landscape Plan

18TH Street Costa Mesa, CA.

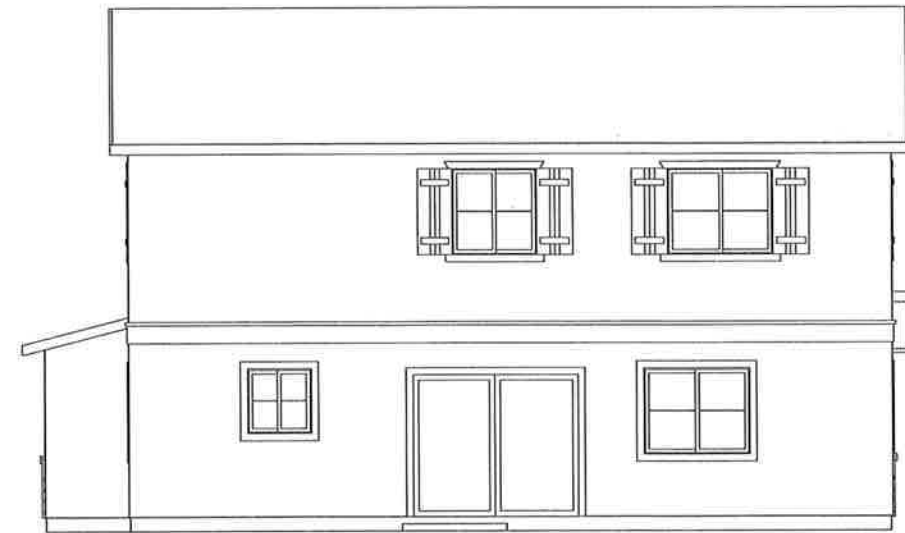
RSI Co.

BORTHWICK GUY BETTENHAUSEN INC.
2444 Dupont Drive • Irvine, California • 92612
949-476-8616 T 949-476-8707 F www.bgb-inc.com





RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

320 18TH STREET #1

2548 ELEVATIONS

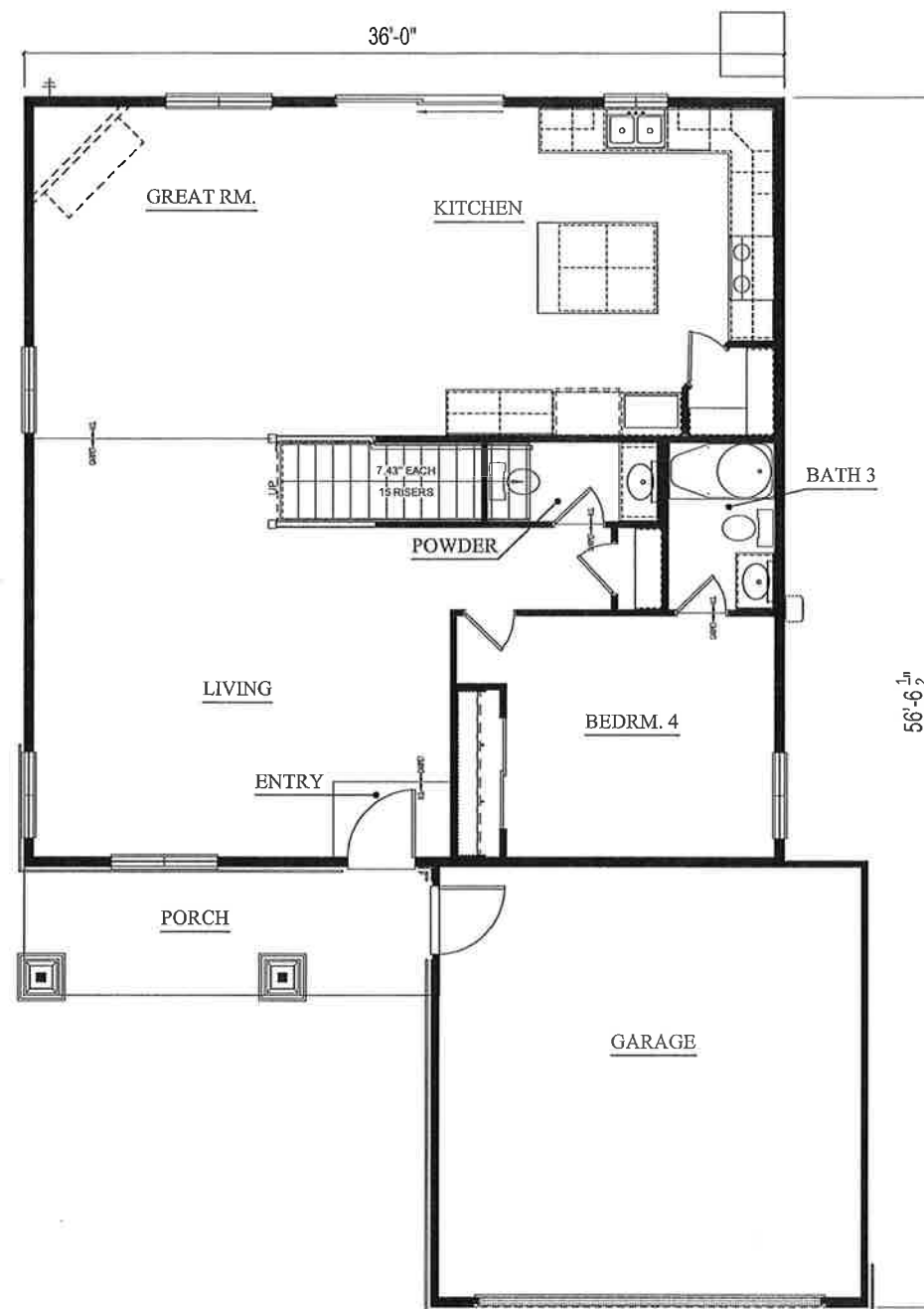
LUXURY - FORWARD - CRAFTSMAN - HALF STONE

R.S.I. Development

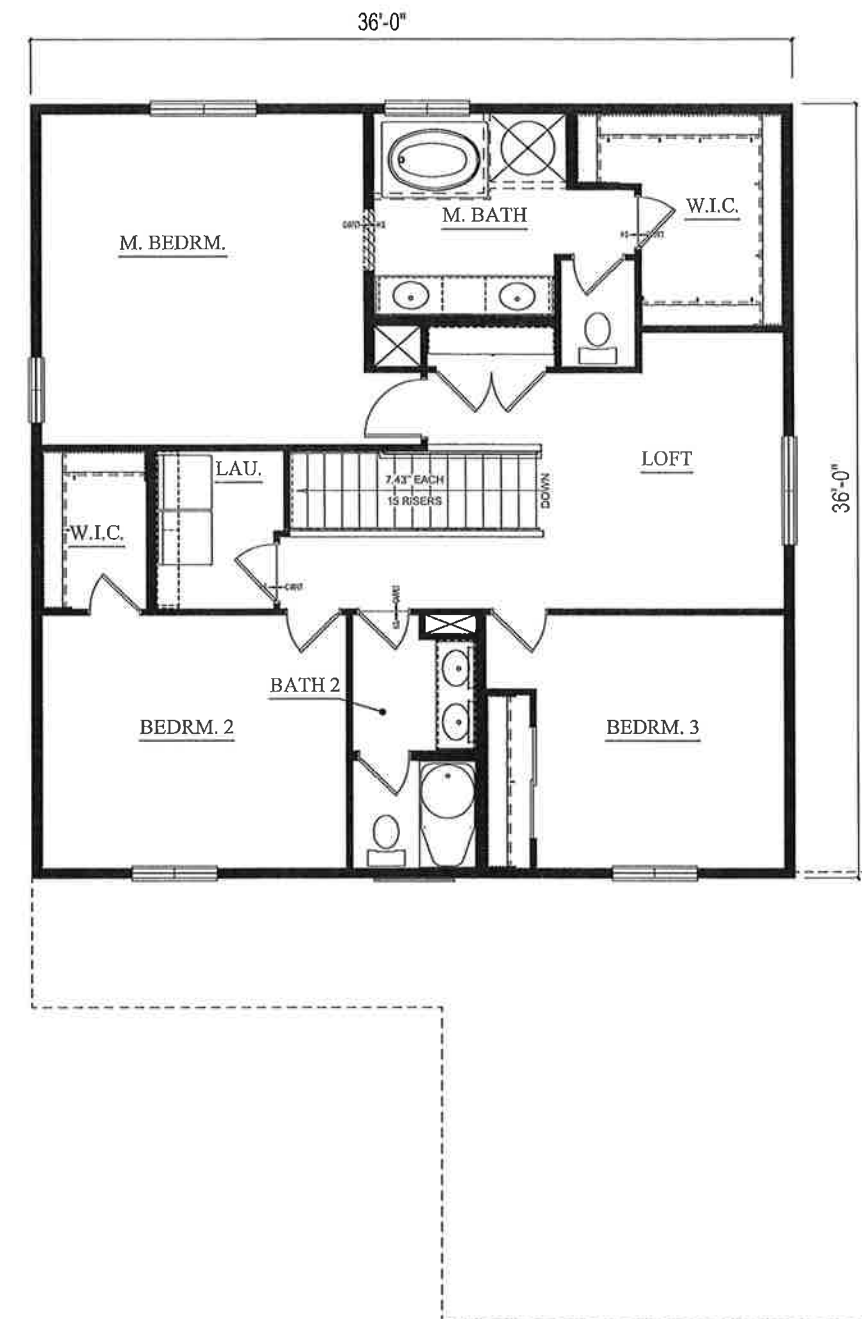
Job #: 07057

Scale: 1/4"=1'-0"

BUILDING AREA (SQF)	
1ST FLOOR	1296.00
2ND FLOOR	1251.65
TOTAL LIVING AREA	2547.65
GARAGE	425.78
TOTAL AREA	2973.43



FIRST FLOOR PLAN



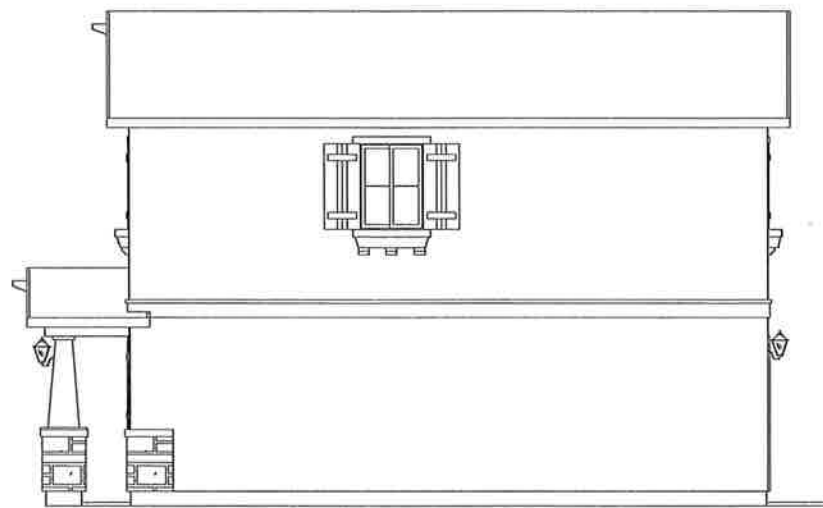
SECOND FLOOR PLAN

R.S.I. Development
Job #: 07057

Scale: 1/4"=1'-0"

320 18TH STREET #1
2548 FLOOR PLANS
LUXURY - FORWARD - CRAFTSMAN - HALF STONE

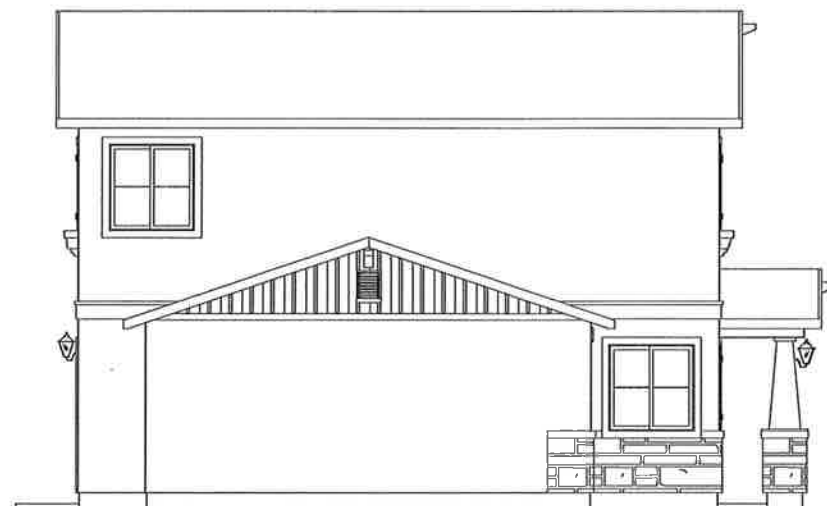
BUILDING AREA (SQF)	
1ST FLOOR	1296.00
2ND FLOOR	1251.65
TOTAL LIVING AREA	2547.65
GARAGE	425.78
TOTAL AREA	2973.43



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION



FRONT ELEVATION

320 18TH STREET #2

1621 ELEVATIONS

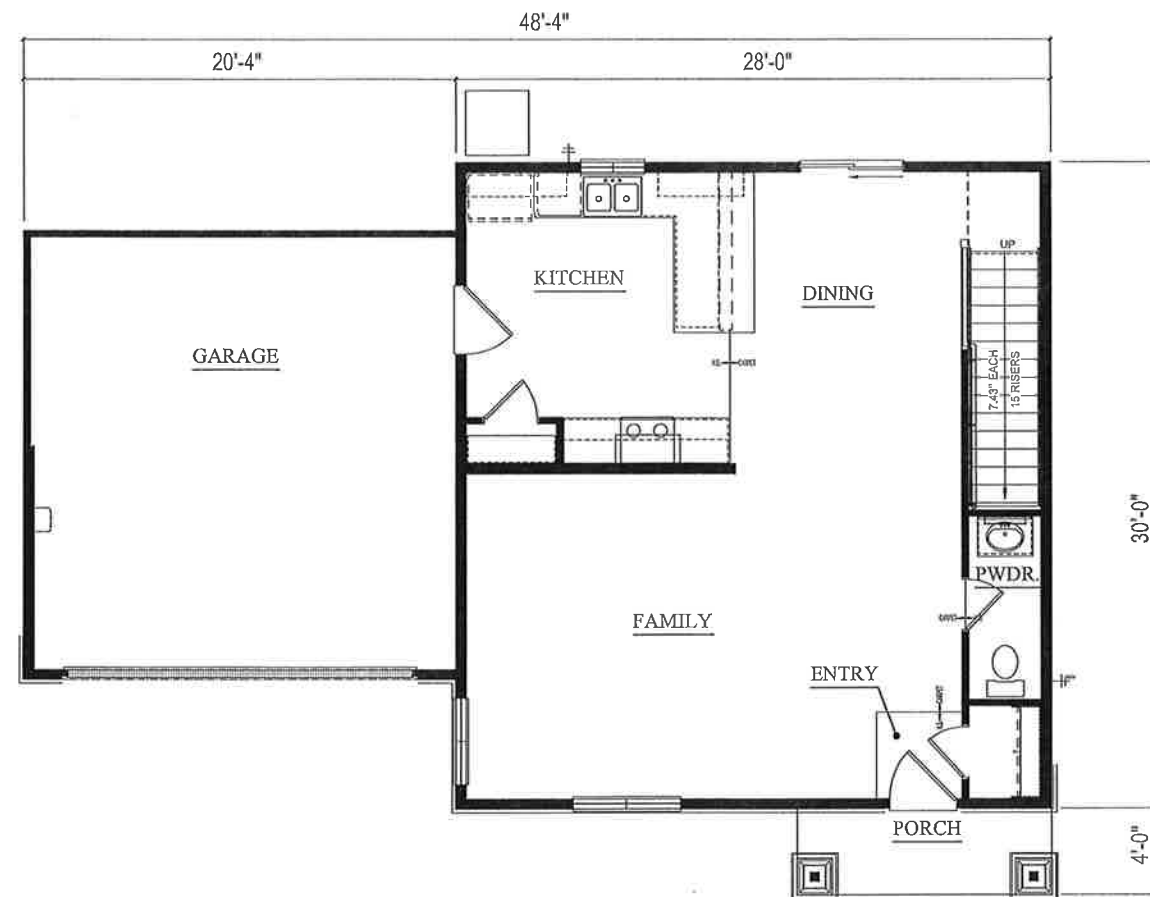
PREMIUM - ATTACHED - CRAFTSMAN - HALF STONE

R.S.I. Development

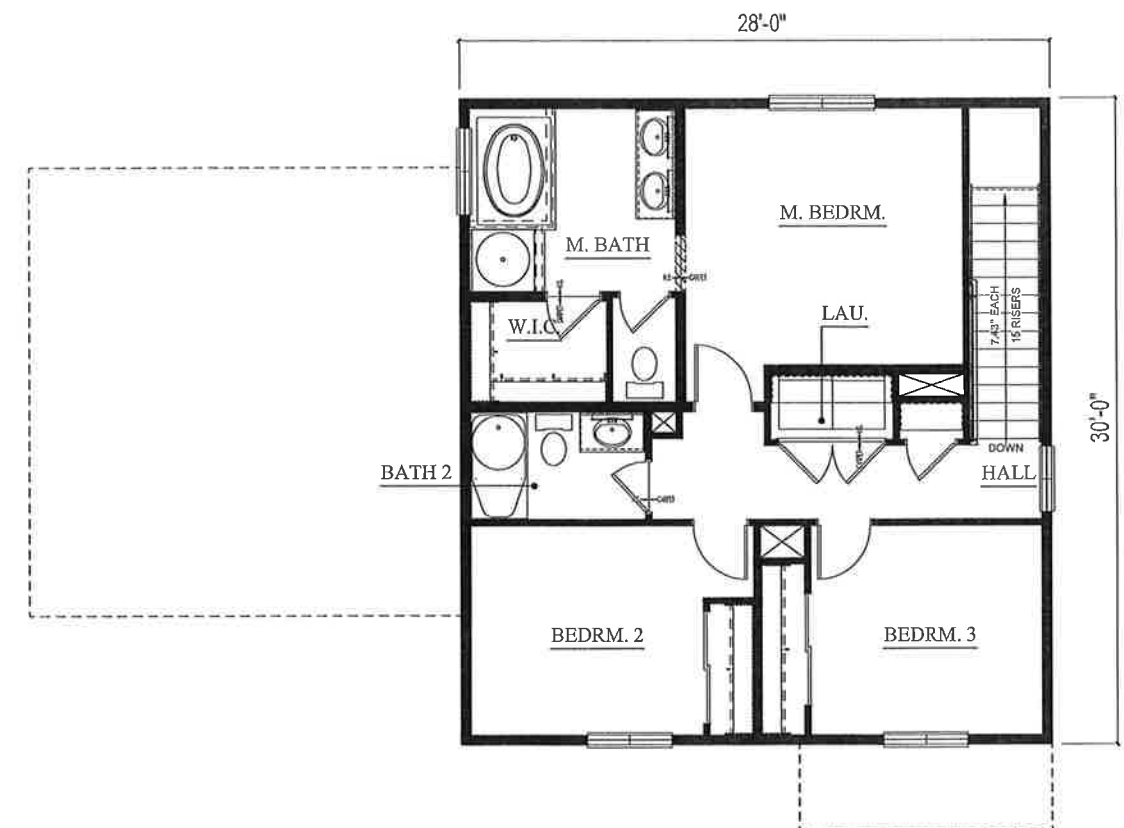
Job #: 07057

Scale: 1/4"=1'-0"

BUILDING AREA (SQF)	
1ST FLOOR	840.00
2ND FLOOR	781.46
TOTAL LIVING AREA	1621.46
GARAGE	423.65
TOTAL AREA	2045.12



FIRST FLOOR PLAN



SECOND FLOOR PLAN

R.S.I. Development
Job #: 07057

Scale: 1/4"=1'-0"

320 18TH STREET #2
1621 FLOOR PLANS
PREMIUM - ATTACHED - CRAFTSMAN - HALF STONE

BUILDING AREA (SQF)	
1ST FLOOR	840.00
2ND FLOOR	781.46
TOTAL LIVING AREA	1621.46
GARAGE	423.65
TOTAL AREA	2045.12

- 17 -